BILL GARRETT, Davidson County
Trans:T20120018907 DEEDWARR
Recvd: 03/15/12 10:15 2 pgs
Fees:13.00 Taxes:403.30

20120315-0022264

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$109,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|9th DAY OF March, 2012.
|
|NOTARY PUBLIC: Robin S. Edwards
|MY COMMISSION EXPIRES: 2/4/2015
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zach W. Hudson 211 Riverstone Ct Nashville, TN 37214	~~Regions Bank d/b/a~~ Regions Mortgage 2050 Parkway Office Cr., Birmingham, AL 35244	Map 085140A Parcel 211.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

James Roberts

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Zach W. Hudson

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 211 on the Plan of Riverstone Condomiums, Phase One as of record in Book 6900, page 614, said Registers Office, to which plan reference is hereby made for a more complete legal description (Being the same legal as having been corrected in a Deed of Correction in Book 8095, page 597, Register's Office Davidson County, Tennessee.)

Being the same property conveyed to James Roberts, by deed from MCC TN, LLC as Substitute Trustee, dated December 8, 2011, of record in Instrument No. 20111213-0096908 Register's Office for Davidson County, TN.

Investment property only, the Grantor has never resided at subject property and in not subject to homestead exemption.

This conveyance is made subject to the following:

1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 211 Riverstone Ct Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 9th day of March, 2012.

James Roberts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Roberts, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 3·3·15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027